

COWBURN LAND

Chartered Surveyors
Land Agents
Development Land Consultants



Residential Development Land

6.51 Acres (2.63 Ha) Gross - 5.14 acres (2.08 Ha) Net.

Land off Ashton Road,
Lancaster,
LA1 5AN.

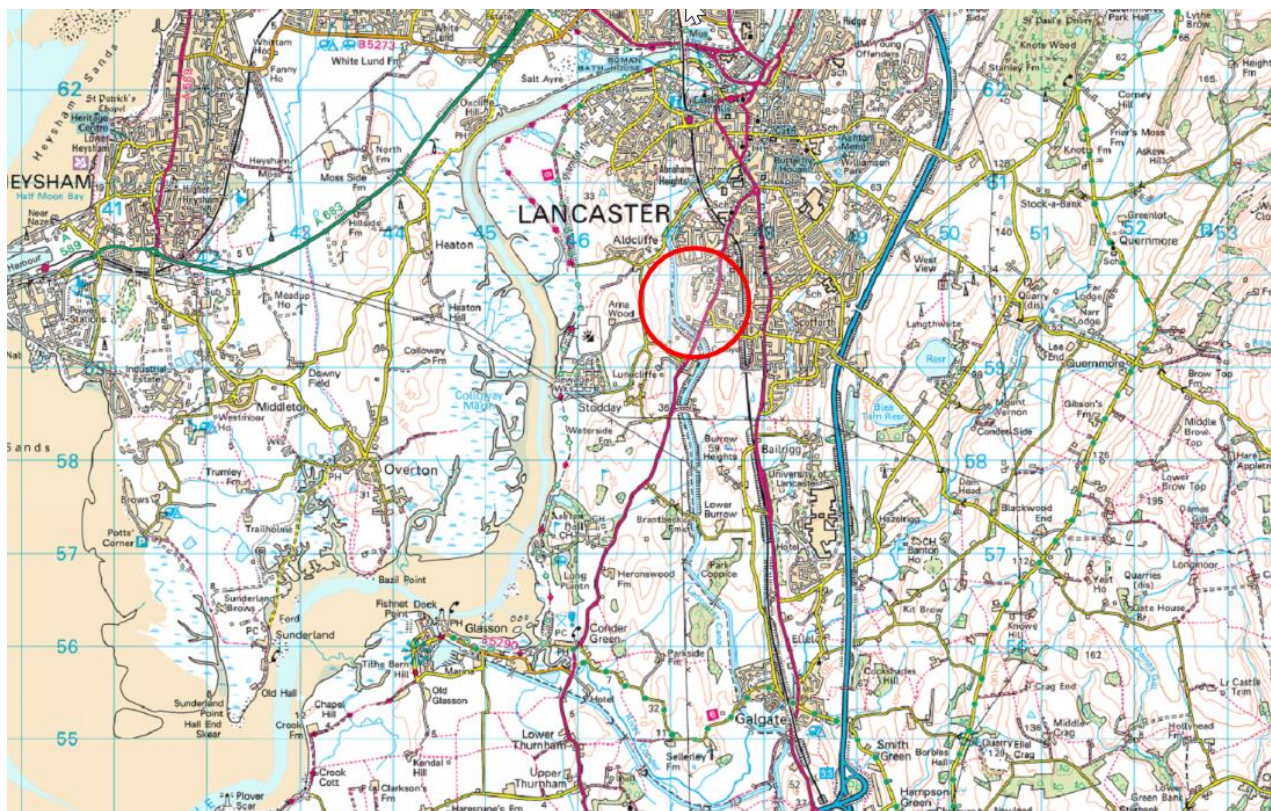
For Sale- Offers by 12 noon 6th July 2022



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Web: cowburnland.co.uk



- Detailed Planning Permission for 59 dwellings (C3). **No affordable provision. Equates to 85 Units.**
- 1 mile from City Centre, at the edge of the settlement and the countryside.
- ‘Oven ready’ site ready to start building almost immediately.
- Unconditional offers sought.



Location

This site is set on the west side of Ashton Road, to the south of the City of Lancaster. The city benefits from main line rail connections direct to London as well as superb motorway access immediately to the north and south of the city. There is also a world class University, stunning coastline and the upland Area of Outstanding Natural Beauty to the East. The Lake district is also within easy reach.

Description

The site extends to a total gross area of approximately 6.34 acres of agricultural grassland. This is a sloping site contained within a single parcel of land save for the areas proposed for surface water attenuation and landscaping tree planting which are part of the adjacent field.

Planning

This is an allocated site in the Lancaster City Local Plan adopted July 2020. Allocation H6. Detailed Planning Permission has been granted reference 21/00784/FUL for 59 dwellings with associated vehicular and cycle/pedestrian access, parking, land regrading, landscaping, provision for open space, an equipped play area and construction of attenuation basin.

The application was submitted on the 21st June 2021. There is a resolution to grant planning permission subject to section 106 agreement.

The site has been through a full viability exercise resulting in there being no requirement for affordable dwellings to be provided. All details of this are contained on the planning portal and within the technical pack.

The layout provides 7,079m² (76,200ft²) of residential accommodation through a mixture of dwelling houses and apartments with the net developable area being **5.14 acres**

Planning Obligations

The draft headings for the Section 106 Agreement contain the following contributions subject to final agreement:

<u>Education</u> –	£138,370.50
<u>Off-site POS</u> –	£95,092.20
<u>Transport</u> –	£232,224
<u>Health</u> –	NIL
Total –	£465,686.70

Technical Pack

An exceptionally detailed suite of information including all technical reports, planning documents and searches is available. [Please contact the selling agent for an access link.](#)

Surface and Foul Water Drainage

Current Surface Water Drainage strategy is through a mixture of a small number of oversized pipes at 450mm and an attenuation pond. The scheme has been designed to allow run-off rates which will match or better the existing greenfield run off and both the surface water scheme and foul drainage scheme are designed to United Utilities adoption standards.

Ground Conditions

The ground is suitable for strip foundations according to the phase 2 Ground Investigation Study.

Easements, Wayleaves and Rights of Way

The site has no public rights of way crossing it. There are no wayleaves or easements affecting the site.

Title and Tenure

The site is offered for sale on a Freehold basis with Vacant Possession. The vendor has amalgamated the previously separate long leasehold and freehold interests.

Overage

There is an overage arrangement in place from the former freeholder. This is only triggered in the event that planning approval is given for a scheme delivering a larger floor area than is currently approved, or if planning is granted for a non-residential scheme.

Site Compound

The adjacent land to the south and west is available to the purchaser for compound, haul road and material/soil storage purposes. This would be by way of a licence on a commercial basis. Parties should include their proposed terms within any offer.

Photographs and Plans

Photographs, information and plans in these particulars are provided for identification purposes only.

VAT

The purchase price will not be subject to VAT.

Legal Costs

The purchaser will be responsible for the payment of the vendors legal fees.

Viewing Arrangements

Strictly with the sole selling agents, Cowburn Land.

Transfer

Whilst this is a standalone site, the Vendor owns the adjacent land and will, in the future, be progressing a residential planning application for that site, hence the transfer deed of the land shall contain various rights and reservations as detailed below:

1. Right of Way to access and egress the adjacent retained land – area of land at turning point between units 20 & 21 is to be left open and transferred back to vendor with no gap between this and the adopted highway.
2. Estate Roads – the roads are to be built to an adoptable standard except the private drive to the southeast of the site. The purchaser will be required to enter into a Section 38 Adoption Agreement within two years of completion and to construct the Estate Roads to base course level within three years.
3. Services Easement Strip - Rights to be reserved to run all services over land between the attenuation pond and Ashton Road including a right of entry for installation, connection and maintenance.
4. A right to alter the landscaping within the 3-metre buffer on the westerly boundary of the land (between the site and the retained land) to enable the exercise of the above-mentioned right of way to the Estate Roads from the Retained Land.

Proposals

Offers are invited on an unconditional basis. Please confirm:

1. Your proposed terms for any compound and soil storage arrangements.
2. The period proposed between acceptance of Heads of Terms and Exchange of Contracts.
3. The period proposed between Exchange and Completion.
4. That all of the price will be payable all upon completion without the need for deferment.
5. Offers to be accompanied by Proof and details and source of funding.
6. Offers to be accompanied by Identification under the anti-money laundering regulations.

Enquiries

Please contact David Cowburn BSc(Hons) FRICS FAAV

Cowburn Land
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